

LAND BOARD AGENDA ITEM
May 13th, 2009

FINAL APPROVAL FOR SALE OF LAND BANKING PARCELS
#25, 26, 58 & 59
PONDERA COUNTY

Seller:	State of Montana, Department of Natural Resources and Conservation
Nominators:	Parcels 25 & 26 – Lessee, Diamond D Angus Inc. Parcel 58 - Lessee, Christiaens Brothers Farm Inc. Parcel 59 - Lessee, Sheble Ranch Inc.
Location:	Parcels 25 &26 – Twenty-two mile west of Conrad Parcel 58 – Eight miles north of Conrad, west of Interstate 15 Parcel 59 – Twenty-two miles northwest of Conrad
Property Characteristics:	Parcels 25 &26 – Adjoining 80 acre parcels leased for grazing, with areas of saline present. Parcel 58 – Low value grazing land with very little recreational value due low productivity and open terrain. Parcel 59 – Odd configured parcel, 8 acres of CRP land, 8 acres of tame pasture, the rest of the parcel is grazing land.
Access:	Parcels 25 &26 - The parcels are entirely surrounded buy private lands and are not legally accessible. Parcel 58 – Legally accessible via a county road which briefly touches the corner of an adjoining section. This 40 acre parcel is fenced separately from adjacent state lands, and is incorporated into the adjacent private lands. Consequently it is difficult to determine where the state land is located. Parcel 59 – Legally accessible for recreational purposes only by walking about 1 mile between the high water marks of Birch Creek and ascending the steep slopes of the breaks to the state land. This parcel has very little

recreational value due to it's relatively small size and irregular configuration.

Background:

In April 2008, the Board approved these parcels to continue through the Land Banking sales evaluation process. In February 2009, the Board set the minimum bids at the appraised values with access as follows

Sale #	# of Acres	Legal	Minimum Bid	Price Per Acre	Trust
25	80	E½NE¼, Section 19, T29N-R6W	\$16,000	\$200	Common School
26	80	W½NW¼, Section 20, T29N-R6W	\$16,000	\$200	Common School
58	40	SW¼SW¼, Section 9, T29N-R3W	\$8,000	\$200	Common School
59	106.29	Lots 2,3,4,5, Section 23, T30N-R6W	\$21,200	\$200	Common School
Total			\$61,200		

Sale Price:

These parcels were sold at public auction on April 10th, 2009. All parcels had only one bidder per parcel, and were sold for the minimum bid amounts listed above.

Recommendation:

The Director recommends final approval of Land Banking Sales #25, 26, 58, & 59 for the combined purchase price of \$61,200. These sales will be closed within 30 days of approval.